



CITYWIDE WORKSHOP

February 26, 2005

SUMMARY OF CLUSTER 4 COMMENTS

Concerns and Comments by Location

- Residents expressed a need to preserve the Los Cerritos Wetlands. The wetlands are a priority restoration area by the Cal Coastal Commission, but the land must be purchased.
- A discussion re: Market place noted that no redevelopment plans have been submitted and that the maximum allowable height is 3 stories.
- Three stories was also the height maximum discussed for the Seaport Marina. The issue of further burdening a congested intersection was noted, as was the desire to have a commercial use on the site (would bring tax revenue and desired higher end retail). Concern was voiced that any project on this site must differ from the Marina Pacifica project (group didn't feel that it was a success). Other points regarding the Seaport Marina:
 - No additional density is desired, 450 units is “too much”.
 - Potential for a hotel site w/ commercial instead of condominiums
 - story structure along a 2 story building (at Market Place) – doesn't fit w/ surrounding structures
 - Possibility of a bridge to connect the Market Place w/ Seaport Marina to reduce foot traffic
- The issue of traffic at the Home Depot project was discussed – called a “major problem” and the need for mitigation was voiced.
- Regarding the Golden Sails Property (multifamily)– Image 1-D on the building typologies was seen as ideal; with image 1-E seen as acceptable.
- The National Guard area (Stearns/Redondo) was seen as having potential for Mixed use and multi-family, with town homes seen as possible desirable.
- At - the traffic circle “higher” was seen as ok; as was mostly commercial around the circle.

- The Redondo Corridor was envisioned as a pedestrian-oriented commercial center with walkable development. Mixed use can be ideal, as long as the project would not be too high; a 3 story height limit was acceptable for the infill, except that 4 stories were considered appropriate in limited locations.
- More dense mixed use was seen as okay at the Belmont Pier considering the location. Building height was a concern.

General Concerns

- Road improvements on Studebaker are needed
- More emphasis needs to be put on Code compliance
- Need to take advantage of the beach, a key community asset. This could be done by adding more recreational enhancements to the beach as well as park-like settings & amenities.

General Questions Heard

- “How viable is commercial development typically when included in a mixed use project? “
- “If mixed use comes in, will the cracker boxes go away? Will we demolish the bad stuff and replace it w/ better?”
- “Where is the proof that mixed use projects reduce daily trips, traffic, etc.?”
- “How do churches (and other institutional uses) fit into these mixed-use developments?”
- “How does parking fit into new projects, especially those that are larger in scale or are mixed use?”
- “Why are the planning efforts at the port and airport set aside from this work, since new development affects the city as a whole?”